B-4452

1103-61 CALHOUN STREET

BALTIMORE CITY, MD

This is a strikingly long, uniform row of Italianate dwellings constructed in 1893. The row is unique for its integrity and oxblood red paint, which contrasts with white marble trim. The row has a staggered cornice. Private access.

## D INVENTORY OF HISTORIC PROPERTIES FORM SANDTOWN-WINCHESTER SURVEY

REGISTRATION FORM	
1. Name of Property	
historic name N/A	
other names/site number rowhouses/ B-4452 (preferred)	
2. Location	
street & number 1103-61 Calhoun Street not for	r publication
city or town Baltimore state Maryland code MD county Baltimore City zip code 21217	vicinity N/A y code 510
3. State/Federal Agency Certification N/A	
. National Park Service Certification N/A	
5. Classification	
Ownership of Property (Check as many boxes as apply)  x private  public-local  public-State  public-Federal	
Category of Property (Check only one box)  x building(s)  district  site  structure object	
Number of Resources within Property	
Contributing Noncontributing  30 buildings sites structures objects Total	

SDI/NPS NRHP Registration Form (1641-59 North Ave.)			
(Baltimore City, MD)	(Page 2)		
Number of contributing resources previously listed in the National Register 0  Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A			
6. Function or Use			
Historic Functions (Enter categor:	ies from instructions)		
Cat: DOMESTIC	Sub: multiple dwelling		
Current Functions (Enter categorie	es from instructions)		
Cat: DOMESTIC	Sub: multiple dwelling		
Architectural Classification (Enter			
Italianate			
Materials (Enter categories from	instructions)		
<pre>foundation brick roof</pre>			
walls BRICK			
other marble, WOOD			
	the historic and current condition of the ion sheets.) See continuation sheet.		
8. Statement of Significance See	continuation sheet.		
Areas of Significance (Enter categories from instructions)			

JSDI/NPS NRHP Registration Form (1103-61 Calhoun Street) (Baltimore City, MD) (Page 3) \_\_\_\_\_\_ Period of Significance c. 1893-1940 Significant Dates c. 1893 Significant Person (Complete if Criterion B is marked above) Cultural Affiliation N/A Architect/Builder Thomas F. Locke, builder Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet. \_\_\_\_\_\_ 9. Major Bibliographical References \_\_\_\_\_\_ Maps Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896. Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877. Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928. Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852. Baltimore City Directories Baltimore City Land Records 10. Geographical Data Acreage of Property Lot = 13'3" x 78'6"

USDI/NPS NRHP Registration Form (1103-61 Calhoun Street)	
(Baltimore City, MD)	(Page 4)
UTM References (Place additional UTM references on a continual Zone Easting Northing Zone Easting Northing	
1 3	
See continuation sheet.	
Verbal Boundary Description (Describe the boundaries of the p	property.)
Block 55B, Lots 41-69; (1161 owned by city)	
Boundary Justification (Explain why the boundaries were selection the boundaries are based on a city lot(s) retaining original parameters.	
11. Form Prepared By	
name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Hisorganization Robinson & Associates date July 1992 street & number 1710 Connecticut Ave., NW telephone (202) city or town Washington state DC zip code 20009	storians
Property Owner	
(Complete this item at the request of the SHPO or FPO.)  name The Dackman Company  street&number 2221 Maryland Avenue  city or town Baltimore state MD zip	code 21218

NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 5 & 6

Page 1

1103-61 Calhoun
name of property
Baltimore City, Maryland
county and State

## HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: Thomas F. Locke, builder

IPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

1103-61 Calhoun Street name of property Baltimore City, Maryland county and State

## DESCRIPTION

This strikingly long, uniform row of dwellings was constructed in the Italianate style in 1893, a fairly late date for the style. The row is representative of the largescale speculative endeavors which characterized Sandtown increasingly in the 1880s and 1890s. The block is unique today for its integrity and its oxblood red paint, which contrasts with the white marble trim.

The brick surfaces are highlighted by white marble steps and lintels and the road wooden cornices, which include jigsawn ventilator panels and frieze poards. The row's cornice line progresses upwards with the streetscape, with a break in the cornice line occuring at every fourth dwelling. The windows are flat-arched. The segmentally arched doors are single-leaf with hoods of decorative brick work.

PS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

1103-61 Calhoun Street name of property Baltimore City, Maryland county and State

## SIGNIFICANCE

The row is one of the most impressive and cohesive in the Sandtown-Winchester neighborhood. Thomas Locke, a heretofore unknown builder, was responsible for the row and was obviously a contractor of great skill.

In 1891, this land was owned by Eben B. and Laura S. Hunting, John and Mary A. Hubner, and William A. and Mary D. Hanway. According to Polk's City Directory of that same year, the men of this group had the following professions:

Eben S. Hunting ran Eben B. Hunting & Company, a lumber establishment located at East Falls and Canton Avenue. He resided at 108 W. North Avenue.

William A. Hanway was a lawyer and real estate investor who had an office at 16 E. Lexington Street and resided at 1504 Madison Avenue.

John Hubner was a real estate investor who also had his own (or shared with Hanway) an office at 16 E. Lexington Street and resided in Catonsville.

On October 8, 1891, these men and their wives executed a 99-year lease with Thomas F. Locke, who listed his profession as "contractor" in the City Directories of 1891. (See attached partial copy of lease, Liber J.B. 1363, Folio 209.) Locke resided in the Sandtown-Winchester neighborhood at 1502 N. Mount Street.

The lease specified that Locke be assigned 31 lots of ground beginning at the corner on the north side of Riggs Avenue and the east side of Calhoun Street and running northerly on the east side of Calhoun.

On March 15, 1892, Thomas F. Locke executed a mortgage with the Mt. Clare Permanent Loan & Building Association to finance construction of dwelling louses for the east side of Calhoun Street. (Liber J.B. 1384, Folios 109, 259, 261, 113, and 115.)

IPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 2

1103-61 Calhoun Street name of property Baltimore City, Maryland county and State

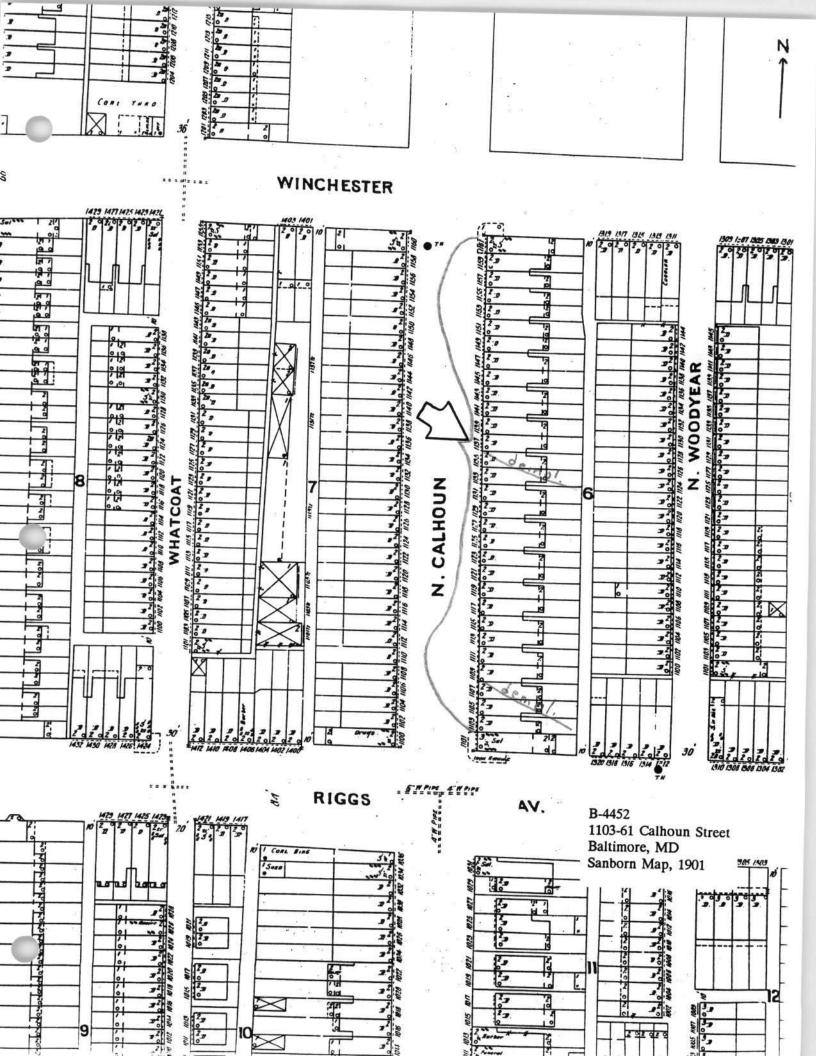
In 1892, Thomas Locke presumably was underway or had completed construction of the houses, as he executed several "assignments" of ground rents on the east side of Calhoun Street to numerous parties.

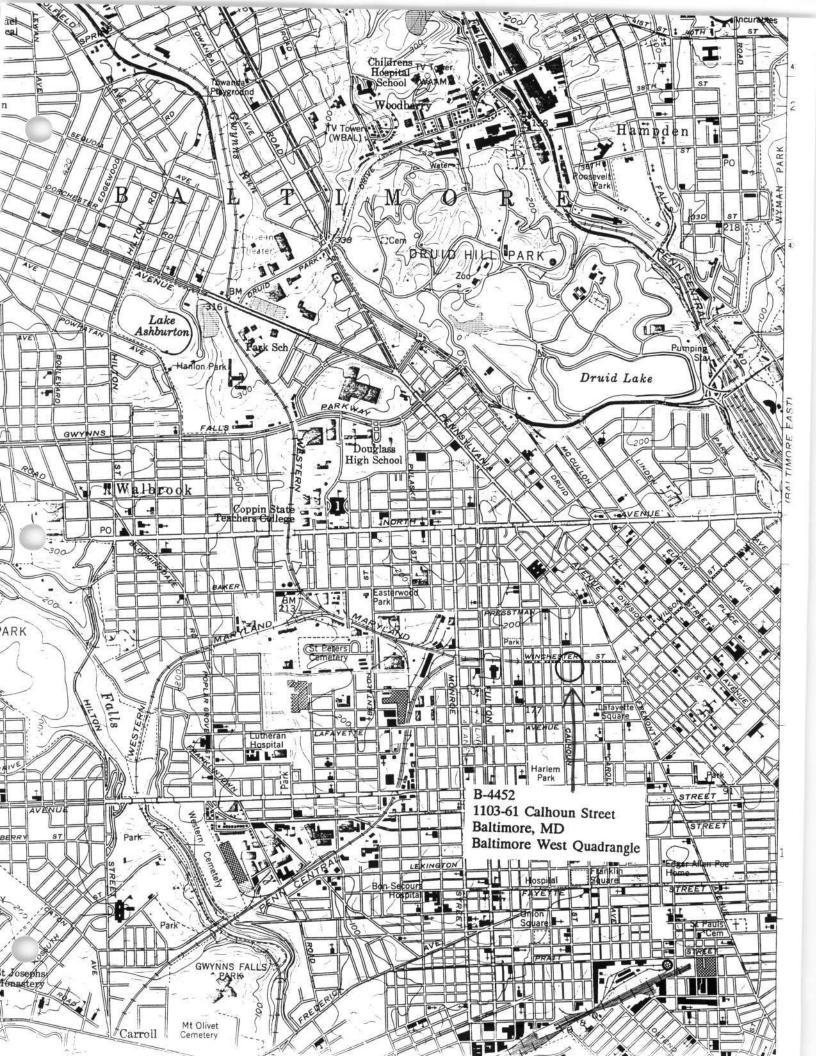
John Hubner ricifen. Lase 00 Thomas FLocke Thatas made thought and the in the year cene thousand ught hundred monety levice by and bottown John Halner kud Hanga Statuer his wife of Bartingere County in the state of maryland William and farming and Mary Defenciony hiswife Eben Bos unting and Laura & Starting Reside of Battomoreland in the state of manyland of the first part and Thomas & Locke of said lectioned state of the second, part Wilnessett that the said John Stubren undmary att lebner; William astanway and Mary Delanway Elen B Muntingand Luvia Solunting in consideration of the rents her inafter ex present to be paidedodunices and leave unte the said Thomas Lockes · hisperaona presentatives and assigns all these thisty one lots of growth betunted, in thettunore leity state of oresaids which are swantly described as follows dial is to say Degitting for the first of paid lots at the comer former by the witersection of the mouth sele of Riggs arching and the last wire of lead houndsteet, ind furning thence neitherly on the cast side of leathourstead Lettempert six mehes to the vente of the faithon wall to bethere exclede thence lasterly parallets with Riggs avenue and passingthrough the centic of ouid lastonestioned partition wall eightigetive feet luganches more or lega A the contre of an allegalen feetwide thence beautiful along the centre of paids low feet alleg with the west thereof in common withothers fifteen feet six inches to the morth side of Riggo avenue and thence wasterly branding on the morth sides of Riggo ariune eighly there feet two inches merrorles with the place of begin rungund dequining for the second of said lots on the fine of the cast side of Calhoun such distant fifteen feet signishes mortrely formitte corner formed by the sules colon, of the north side of Riggs avantand the exotordes Cothorn start and which place of beginning is at the centre of the partition wall to be their exceted and running thence mortally along the sant order Calhour street thirten feet two makes to the centre of the partition walls thence estily paratel with Riggs avenue sight Three feet the mokes more less to the culti of analleg the fecture time southerly along the Quite of said ten feet allegeret the westhereof in common with others than feet lito enches lo into what a line drawn sasterly from the beginning por celles with Riggo avenue and passing throughtette centre of the partitions . in this devoleption fust mentioned and Them worted from sing and Chraum and bending theren, eighty thice feet two mohes knowers of beginning and Dequining for the third of our deto on the lines ast bide of talhour sine distant loutyerfut feet eight mohes from the corner formed by the interpretion of the montion de of Calhour stutt and which place of bequirements at 1 partition, wall to be there excled and morting theme more ast ride of Calhoun such thirten feet live who to the con to be there existed thence castuly parallely

Lease (partial copy), 1101-61 Calhoun Street

righty three feet two makes mirror less to the centre of an alley ten feet was theme souther along the centre of said len feet alleg with the use thereof in rommen with others thereen feet ticemokes to intersect a line drawn taxing from the beginning parattit A Riggo avenue and passing through the centre of the partition wall in description fuct mentioned and therees Meetily reverous said fine so an and building therein eighty three feet live beginning and Beginning for the found inches avercorles to the pin cof ballioun sunt distant folgone feet len oppour Lots on the line of the co this the untersection, of the Month Side of Stagge Muches neutherly from the Bener Swammed the cast sede of Can Said andwhick place of beguning isat she centre of the postetion wall The seretedund runing thence northerly a long the Last side of bathour at thertien put the mokes to the rentre of the partitionswall be bether enote thince castelly parallet with sugar down Sight the feet two weekers more to be a the course of andly len feet wide Thence South estighting the xenter of said lenger atteq with the use therein common with others thisteen feet live enches to intervale lineat rown sastily from the begins any paratition the Reporterine and proving through the venice of the partition walter theselve afstein frost mentionalisment thence westerly eversing said line. Ded racen and builting themore eight athere ful two niches inevertiso lothe place Doy beginning and Blanning for the fifth of said lets on the line of the last Beachy tracklour on inchestant fefty fire feet northerly from the romer formed by the intersection of the methode of higgs asome and the rast side of Cal-Honnottell and which place of beginning is at the contractite partitionwalk to be there exertide and him with thence montheringaloug the tholone of Calhound smulthulun feit luc niches le the venting the partition want to be there weeled, thence enstally porsenter with lapp wines contif there feet two niches morocolors to the convergence attendent for them thene solution of about the contience and Who feetules with the cole there our more with others thinken feet the miches to tuleweet wine drawn castily from the beguning parallet with Reggs downered passing things the centre of the partition weben this description, To who williand wend thence Hearthy receiving said line Do an aun and broking there productif there just his moher more or less to the place of Cogening and De gunning goods sweet of sand lesson the line of the east of bother maturet Sound a Soil pair of legioning out the venice of the partient to be there second one and ing the comother igeting the last side of Carieran south the demopet his make to the coming the partition wath to bether treeted thenex ensiting formitioned you come ught of the yest lie who were or less to theording an array low feet water there contition along the realise of sand the feet thing weet, the use theney weremmer authorhers thatter feet the suches Toutelesert at the drawn cartily for the beginning parallelinate Riggodie and passing through the count of the partition wall the shoot excuption for

SANDTOWN-WINCHESTER/PENN-NORTH	Survey No.	B-4452
RECONNAISSANCE-LEVEL SURVEY FORM	Neg No	4/32
Historic Name	_	The state of the s
Current Name/Use		
Address(es) 1103-61 Calhoun Street		
Resource/Property Type Rowhouses Commercia	1 Structure	
x Attached Public/Institution Public Housing Site Other		
Stories <u>2 + B</u> Note:		
Primary Material <u>brick</u> Secondary N	Material <u>mar</u>	ble, wood
Roof Formflat		
No. of Bays in Unit/Facade 3 If Rowhouse: x	Flat Front	_ Swell Front Porch
2/2 Sash	Single-Leaf Double-Leaf Number of par Transom	nels (if visible)
Architectural Style <u>Late Italianate</u>	Date c1	890-1901
Noteworthy Features: Strikingly long, uniform row of It largescale speculative construction and unique for its oximarble trim. Intact cornice and ventilator panel frieze, influence at door hoods. Segmental-headed openings with have stone voussoirs set in window arches. Stone sills, molding, ventilator panels.	blood red paint Slight nod to the h brick hoods of	contrasting with white the Queen Anne over door. #1103-1107
Alterations: x Formstone Vinyl/Aluminum x Awnings First-Floor Use Change  Status: x Occupied Vacant Mix NR Evaluation: x Contributing Non-Con Recommended for Intensive Level: x Yes	Other:	or Changes nice Elements
Surveyor: Joey Lampl Affiliation: Robinson of Date: February-April 1992	& Associates	









SANDTOWN - WINCHESTER / PENN-NORTH #8-4452 BALTIMORE, ND ELIZABETH GO LAMPL MARCH 1992 CITY OF EALTIMORE, GHMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION 1103-61 CALHOUN ST. WEST ELEVATION ROLL 4/NEG 32 1 of 2



Sandtown - Windrester / Jenn-north #B-4452 Baltimore, MD Leonard Jackson July 1992.

City of Baltimore, Commission for Historical and architectural precervation

1103-61 Calhoun Street VIEW FAL NG NORTH

koll 9/Neg 2 2 cf 2-